

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 3, 2010

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The August 3, 2010 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman T.Ripper.

ROLL CALL

Members present: T.Anliker, J.Austen, D.Fliger, D.Godwin, S.Lawrence, S.Odson T.Ripper, L.Voigt. Staff present: E.Jensen, S.Perkins, T.Kuhn.

AMENDMENTS TO THE AGENDA

Motion by D.Fliger to approve the agenda as submitted. Second by S.Lawrence. All voted aye. Motion carried 8 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the July 20, 2010 minutes of the Plan & Zoning Commission meeting.

Item #2. 455 SW Ankeny Road – Siena Hills Residential Care Facility Phase II Site Plan

Motion to recommend approval of Siena Hills Residential Care Facility Phase II Site Plan.

Item #3. Ashland Ridge Plat 1 Final Plat

Motion to recommend Council approval of Ashland Ridge Plat 1 Final Plat and approval of the public street name NW Reinhart Drive, subject to execution of a Development Agreement for the future dedication of parkland and the future development and dedication of Outlot "W".

Motion by J.Austen to approve recommendations for Consent Agenda Items 1 – 3. Second by S.Lawrence. All voted aye. Motion carried 8 – 0.

PUBLIC HEARINGS

Item #4. Richard D Harris and Sharon K Harris request for voluntary annexation into the City of Ankeny.

Chairmen T.Ripper opened the public hearing.

Staff Report: S.Perkins reported that property owners Richard and Sharon Harris and contract buyer, Reid Strahan have requested annexation for approximately 12.7 acres of land located east of county road NW 26th Street and north of Polk City Drive. She explained that the annexation area is identified in the Comprehensive Plan as Low Density Urban Residential and

Conservation Reserve; the Conservation Reserve follows the creek which is the eastern half of the site. Staff recommends inclusion of the eastern half of County NW 26th Street, adjacent to the proposed annexation area. S.Perkins reported that 8-inch public water main exists within the NW 26th Street right-of-way along with a planned Rock Creek Trunk Sewer project directly east of the site. The trunk sewer will have the capacity to provide service to the site however, the property owner will need to acquire easements to access the main. The annexation area consists entirely of petitioned land and is within two miles of Johnston's city limits.

D.Godwin asked the purpose of the right-of-way shown on the parcel to the north. S.Perkins responded that the area was previously platted with roadways, however, with the future expansion of Camden Woods, the property will be replatted.

D.Fliger requested staff include in their report, information on how this property fits the city's annexation policy and if there is an opportunity to include additional land.

S.Odson asked if there were adjacent properties outside the city limits that should be considered with this annexation. S.Perkins responded that there are not, this applicant is considering selling the property to allow for the extension of the Camden Woods subdivision.

Bob Gibson, Civil Design Advantage representing Reid Strahan in this request for annexation presented a concept drawing showing the future subdivision of the Harris property. He commented that the lots along the eastern boundary will be extremely deep because of the topography.

D.Fliger asked what can occur in a conservation reserve area if the eastern portion of the property is designated as such. E.Jensen responded that the possibility of a reserve area was discussed with Mr.Strahan however, no decision was reached. He stated that preservation areas generally protect trees and limit structures.

T.Ripper asked if the proposed concept will comply with the environmental/stormwater section standards in the updated Comprehensive Plan. E.Jensen stated that that response would be covered in the staff report.

Bob Weiner, 510 SW Nottingham Road, explained that the creek to the east of the subject property is their rear property line. He said that they have been approached regarding a future request for easements to allow the Harris property to hook up to a sewer line and trunk main currently under construction. He stated that current project will apparently continue into next year and he is curious as to the Camden Wood's developer's timeline to access his property. He stated that he does not want his property disturbed a second time. He has questions as to how the easements will affect his property.

Dave Long, 8975 NW Polk City Drive stated that he lives on a parcel to the south of the Harris property and has an access easement for his driveway on the Harris property. He asked what will happen to the easement and asked if there is a possibility of an alternative access onto a hard street.

Motion by J.Austen to close the public hearing and receive and file documents. Second by T.Anliker. All voted aye. Motion carried 8 – 0.

REPORTS

City Council Meeting

S.Lawrence provided a report on the August 2nd City Council meeting.

Director's Report

E.Jensen reviewed the tentative agenda items for the August 17, 2010 meeting and presented the July Building Permit Report.

Commissioner's Reports

S.Odson commented that following a rain, there seems to be a lot of water onto SE Shurfine Dr from SE Cortina Dr. T.Anliker commented that the NW School at NW 5th Street intersection is inundated as well.

D.Fliger stated that a suggestion from a resident regarding traffic flow at the intersection of NW School St and NW 5th Street was to post a 4-way stop or move the 'no parking' sign further back to allow eliminate vehicle stacking at the intersection. He would like a formal report addressing these types of traffic issues. He also commented on a recent block party held on NW Kimberly Lane and expressed his appreciation for the visit by the city's fire truck and ambulance service stating that it was a highlight of the event.

MISCELLANEOUS ITEM

D.Fliger will check on his availability to attend the August 16, 2010 City Council meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:05 pm.

Submitted by Trish Kuhn

Secretary, Plan & Zoning Commission